

031.0

0002

0015.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,026,600 / 1,026,600

USE VALUE: 1,026,600 / 1,026,600

ASSESSED: 1,026,600 / 1,026,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24-26		ALLEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GOULOPOULOS ALEXANDER	
Owner 2: GOULOPOULOS RITA	
Owner 3:	

Street 1: 26 ALLEN STREET  
Street 2:

Twn/Cty: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: GOULOPOULOS ALEXANDER -  
Owner 2: GOULOPOULOS RITA -  
Street 1: 26 ALLEN STREET  
Twn/Cty: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 5,211 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 3537 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census:  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5211		Sq. Ft.	Site		0	80.	1.11	1									461,065						461,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5211.000	560,700	4,800	461,100	1,026,600		21540
							GIS Ref
							GIS Ref
							Insp Date
							10/07/17

PREVIOUS ASSESSMENT									Parcel ID	031.0-0002-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	104	FV	560,800	4800	5,211.	461,100	1,026,700	1,026,700	Year End Roll	12/18/2019	
2019	104	FV	427,200	4800	5,211.	489,900	921,900	921,900	Year End Roll	1/3/2019	
2018	104	FV	427,200	4800	5,211.	357,300	789,300	789,300	Year End Roll	12/20/2017	
2017	104	FV	395,200	4800	5,211.	311,200	711,200	711,200	Year End Roll	1/3/2017	
2016	104	FV	395,200	4800	5,211.	265,100	665,100	665,100	Year End	1/4/2016	
2015	104	FV	351,600	4800	5,211.	259,300	615,700	615,700	Year End Roll	12/11/2014	
2014	104	FV	351,600	4800	5,211.	213,200	569,600	569,600	Year End Roll	12/16/2013	
2013	104	FV	366,000	4800	5,211.	202,900	573,700	573,700		12/13/2012	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTSON ALBERT	31052-176		1/14/2000		450,000	No	No		
KOPANAS KONSTAN	25111-24		1/6/1995		270,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/10/2009	1239	Renovate	16,800					ATTICK RENO	10/7/2017	MEAS INT REF	HS	Hanne S					
8/3/2007	657	Dormers	29,000	C				add a 3rd fl dorme	4/22/2009	Measured	372	PATRIOT					
									2/23/2000	Measured	264	PATRIOT					
									11/1/1981		CM						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 13 - Multi-Garden	2	Rating: Good		A Bath:		Rating:														
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:		Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:		Rating:														
Foundation: 2 - Conc. Block				1/2 Bath: 1		Rating: Average														
Frame: 1 - Wood				A HBth:		Rating:														
Prime Wall: 1 - Wood Shingle				OthrFix:		Rating:														
Sec Wall: 2 - Clapboard	40 %			<b>OTHER FEATURES</b>																
Roof Struct: 1 - Gable				Kits: 2		Rating: Good														
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:														
Color: BLUE				Fapl: 1		Rating: Average														
View / Desir:				WSFlue:		Rating:														
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>																
Grade: C - Average				Location:																
Year Blt: 1922	Eff Yr Blt:			Total Units:																
Alt LUC:		Alt %:		Floor:																
Jurisdct: G11		Fact:	.	% Own:																
Const Mod:				Name:																
Lump Sum Adj:				<b>DEPRECIATION</b>																
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26.	%														
Avg Ht/FL: STD				Functional:																
Prim Int Wall: 2 - Plaster				Economic:																
Sec Int Wall:		%		Special:																
Partition: T - Typical				Override:																
Prim Floors: 3 - Hardwood				Total: 26.4 %																
Sec Floors:		%		<b>CALC SUMMARY</b>																
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00																
Subfloor:				Size Adj.: 0.94684076																
Bsmnt Gar:				Const Adj.: 0.98000199																
Electric: 3 - Typical				Adj \$ / SQ: 157.744																
Insulation: 2 - Typical				Other Features: 132740																
Int vs Ext: S				Grade Factor: 1.00																
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																
Heat Type: 5 - Steam				NBHD Mod:																
# Heat Sys: 2				LUC Factor: 1.00																
% Heated: 100		% AC: 100		Adj Total: 761784																
Solar HW: NO		Central Vac: NO		Depreciation: 201111																
% Com Wall		% Sprinkled:		Deprecated Total: 560673																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 031.0-0002-0015.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
4	Garage W/Lof	D	Y	1	21X20	A	FR	1922	23.05	T	50	104			4,800		4,800			
2	Frame Shed	D	Y	1	10X10	A	AV	2014	0.00	T	4	104								
More: N	Total Yard Items:	4,800	Total Special Features:			Total:	4,800													
<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>																
<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
				No Unit	RMS	BRS	FL													
				1	7	4														
				1	6	3														
				Kitchen:																
				Baths:																
				Plumbing:																
				Electric:																
				Heating:																
				General:																
				<b>TOTALS</b>																
				2	13	7														
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>																
				Code	Description	Area - SQ	Rate - AV	Undepr Value					Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
				SFL	Second Floor	1,295	157.740	204,278												
				BMT	Basement	1,256	47.320	59,438												
				FFL	First Floor	1,256	157.740	198,126												
				TQS	3/4 Story	986	157.740	155,575												
				OPF	Open Porch	619	18.780	11,626												
				Net Sketched Area: 5,412								Total: 629,043								
				Size Ad	3537.25	Gross Are	5741	FinArea	3537											
				<b>IMAGE</b>																
				<b>AssessPro Patriot Properties, Inc</b>																